

049.A

0002

0004.F

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
373,300 / 373,300  
373,300 / 373,300  
373,300 / 373,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:	4F
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Owner 1: CHANG TONG

Owner 2:

Owner 3:

Street 1: 47 MYSTIC ST #4F

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ALLEN THOMAS W -

Owner 2: -

Street 1: 47 MYSTIC ST #4F

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6038																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	373,300			373,300		126544
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

Total Card	0.000	373,300		373,300	Entered Lot Size
Total Parcel	0.000	373,300		373,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.97	Land Unit Type:

Source: Market Adj Cost Total Value per SQ unit /Card: 397.97 /Parcel: 397.97

Parcel ID: 049.A-0002-0004.F

!4164!

## USER DEFINED

Prior Id # 1:	126544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 00:08:28
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/27/17	09:55:03
danam	
4164	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN THOMAS W,	68166-250		10/6/2016		322,000	No	No		
	12633-201		5/20/1974		37,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2016	1416	Redo Kit	11,500	O				

## ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Measured	DGM	D Mann
3/6/2017	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

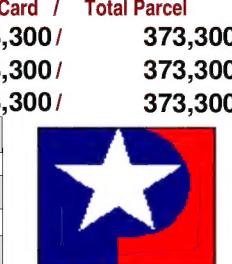
Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			641-0893, Building Number 1.												
Sty Ht: 1	- 1 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 2	- Steel			1/2 Bath: 1	Rating: Average															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average															
Color: BRICK				A Kits:	Rating:															
View / Desir: N	- NONE			Frl: 0	Rating: Average															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade: C	- Average			<b>CONDOS INFORMATION</b>																
Year Blt: 1971	Eff Yr Blt:			Location: R	- Rear															
Alt LUC:	Alt %:			Total Units:																
Jurisdict:	Fact: .			Floor: 1	- 1st Floor															
Const Mod:				% Own: 1.789999962																
Lump Sum Adj:				Name: 23	- 6038															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:					%	Interior:				1	4	2	0			
Sec Int Wall:				Economic:					%	Additions:										
Partition: T	- Typical			Special:					%	Kitchen:										
Prim Floors: 4	- Carpet			Override:					%	Baths:										
Sec Floors:				Total:	28.8			%		Plumbing:										
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Electric:								
Subfloor:				Basic \$ / SQ:	325.00							Heating:								
Bsmnt Gar:				Size Adj.: 1.13965893								General:								
Electric: 3	- Typical			Const Adj.: 1.00909925																
Insulation: 2	- Typical			Adj \$ / SQ: 373.759																
Int vs Ext: S				Other Features: 37828																
Heat Fuel: 3	- Electric			Grade Factor: 1.00																
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.35000002																
# Heat Sys:				NBHD Mod:																
% Heated: 100	% AC: 100			LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 524360																
% Com Wal	% Sprinkled			Depreciation: 151016																
				Depreciated Total: 373344																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 049.A-0002-0004.F				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value			
More: N																				
Total Yard Items:				Total Special Features:				Total:												